

QUITCLAIM DEED

13811

Champion Realty Corporation, a Delaware corporation with a place of business in Montvale, New Jersey, for consideration paid, grants to **Robert J. Arsenault and Bonnie M. Arsenault**, both of Milford, Maine, as joint tenants, the land in Danforth, Washington County, Maine, more particularly described in Schedule A attached hereto.

In witness whereof, Champion Realty Corporation has caused the foregoing instrument to be signed and sealed by Allen D. Moore, duly authorized, this 29th day of October, 2002.

Witness:

Champion Realty Corporation

Michael J. Huma

By: Allen D. Moore
Allen D. Moore, Its Vice President

STATE OF NORTH CAROLINA

Mecklenburg County

October 29, 2002

Personally appeared the above named Allen D. Moore, in his capacity as Vice President of Champion Realty Corporation, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Champion Realty Corporation.

Liana Cornelius
Notary Public

DIANA CORNELIUS
Print or type name as signed

SEAL

My Commission Expires February 27, 2007

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TRANSFER TAX PAID

SCHEDULE A

Lots 109 and 109B, (collectively "the lot") more particularly bounded and described on the plans entitled *Greenland Cove Road, East Grand Lake – Danforth, Maine*, dated January 31, 2002, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 12, Pages 1 through 29, and the plans entitled "Plan Showing Freshwater Wetlands" dated August 30, 2002 and recorded in said Registry in Cabinet 3, Drawer 12, Pages 31 through 37, together with those easements and other rights set forth in the Declaration of Covenants referred to below, and subject to the terms thereof, and a nonexclusive right of way, to be used in common with Champion Realty Corporation and others, over land of the Inhabitants of the Town of Danforth and described in the deed from the Inhabitants of the Town of Danforth to Champion Realty Corporation dated August 15, 2002 and recorded in Book 2669, Page 155 of said Registry.

This conveyance does not include and the Grantor specifically reserves any land abutting or lying beyond the boundaries of the lot herein conveyed as shown on said plans, notwithstanding any provisions of law relating to the ownership of land underlying abutting roads or ways which abut a lot shown on a plan. This reservation shall not be construed to reserve any title to the land lying under any portion of any road or way which lies within the boundaries of the lot herein conveyed as shown on said plans.

The above described lot is conveyed subject to the following:

- a. Rights-of-way over existing roadways, driveways and easements previously and hereby reserved by the Grantor for access to remaining lands of the Grantor and/or for the benefit of other lots and lot owners within the development and any notes, conditions, and restrictions set forth on the above plans of the development, including but not limited to the restriction that any structures on a particular lot be located within the bounds of the building envelopes, if any, affecting said lot as noted on said Freshwater Wetlands plans.
- b. Terms and conditions of the Covenants and Bylaws of the East Grand Lake Homeowners Association, the terms of which are incorporated herein. The Covenants are dated September 9, 2002, and are recorded at Book 2672, Page 243 of the Washington County Registry of Deeds. By acceptance of this deed, Grantee hereby acknowledges and agrees to comply with the terms and conditions of the same.
- c. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Grantee) including but not limited to the terms and conditions of the Department of Environmental Protection Project Modification Findings of Fact and Order #L-148-L3-D-M recorded in the Washington County Registry of Deeds in Book 2669, Page 151.
- d. Any and all encumbrances, easements, servitudes, rights of way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or

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acquired through prescription or adverse possession, including but not limited to those easements and rights of way noted on said plans.

- e. Any current or future governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions and regulations, including but not limited to any that restrict Grantee's ability to build upon or use the lot and any relating to wetlands protection.
- f. Rights, if any, relating to the construction and maintenance in connection with any public utility wires, poles, pipes, conduits and appurtenances thereto, on, under or across the lot.
- g. Any condition which a physical examination or adequate survey of the lot might reveal.
- h. All outstanding governmental fees, assessments and charges.
- i. Standard title insurance exceptions in the State of Maine.
- j. All claims and rights of governmental authorities in and to any portion of the lot lying in the bed of any streams, creeks, waterways or great ponds, or other submerged lands or riparian rights.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received NOV 21 2002
at 10 H 40 M A M recorded
in Book _____ Page _____
Attest:

Registrar